



# For Sale: Gibson Farm

## Legal Description:

SE1/4 of Section 16,  
T19N, R7E of the 3rd P.M.,  
except the E1372.80' thereof,  
Champaign County, IL

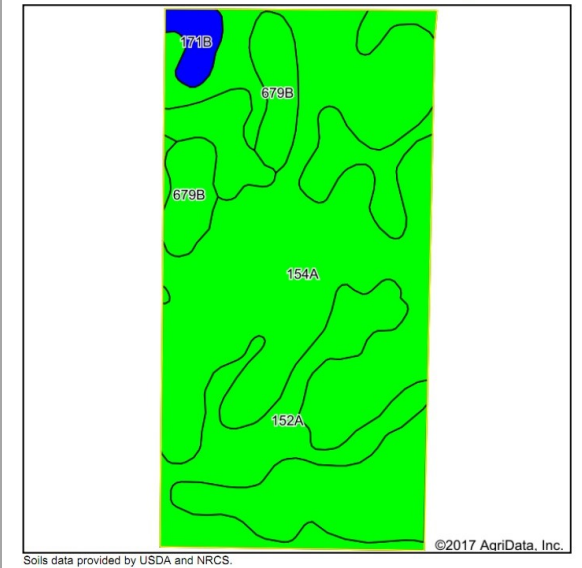
**79.91 Acres**  
**\$12,400/Ac - \$990,884**

**5 mi. W of Champaign**  
**1 mi. SE of Seymour**  
**5 mi. S of Mahomet**  
**Champaign County, IL**





# Soil Map and Aerial Photo



**USDA/FSA Info.:**  
 Farm: 5834  
 Tract: 10770  
 Tillable Acres: 79.64  
 Corn Base: 39.0Ac  
     PLC Yield: 188  
     ARC-CO  
 Soybean Base: 38.90 Ac  
     PLC Yield: 51  
     ARC-CO  
 Wetlands: determination  
           not complete

Area Symbol: IL019, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
154A	Flanagan silt loam, 0 to 2 percent slopes	51.25	64.4%		194	63	144
152A	Drummer silty clay loam, 0 to 2 percent slopes	20.81	26.1%		195	63	144
**679B	Blackberry silt loam, 2 to 5 percent slopes	5.88	7.4%		**192	**59	**141
**171B	Catlin silt loam, 2 to 5 percent slopes	1.70	2.1%		**185	**58	**137
<b>Weighted Average</b>					<b>193.9</b>	<b>62.6</b>	<b>143.6</b>

## RE Taxes

PIN	Acres	16 Tax Pd 17	Tax/Ac
23-19-16-400-002	76.80	\$3,293.74	\$42.89

## Soil Tests

Test date	pH	P	K
10/2014	5.9	58	273

156 T Lime applied Fall 2015

**Contact: Waibel Farmland Services, Inc.**  
 303 E. Main St. Unit C  
 P.O. Box 1188  
 Mahomet, IL 61853

[www.WaibelFarmlandServices.com](http://www.WaibelFarmlandServices.com)  
[brian@WaibelFarmlandServices.com](mailto:brian@WaibelFarmlandServices.com)  
 O: 217-590-0233 or C: 217-898-2757

**Possession:** Full possession available for 2018 crop year.  
**Agency:** Waibel Farmland Services Inc. is agent for the seller.  
**Disclaimer:** Information in this brochure is believed to be accurate, but is subject to verification by buyers or others relying on it. No liability for errors or omissions is assumed by the seller or their agents.